168.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	625,700 / 625,700
					USE VALUE:	625,700 / 625,700
					ASSESSED:	625,700 / 625,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI JIAN
Owner 2:	
Owner 3:	
Street 1:	244 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LAW KEITH/CHRISTA -
Owner 2:	-
Street 1:	244 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 2,962 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1985, having primarily Vinyl Exterior and 1132 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2962.000	269,500		356,200	625,700
Total Card	0.068	269,500		356,200	625,700
Total Parcel	0.068	269,500		356,200	625,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.74 | /Parcel: 552.7

Legal Description

User Acct 111621

GIS Ref

GIS Ref

Insp Date 07/21/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,500	0	2,962.	356,200	625,700	625,700	Year End Roll	12/18/2019
2019	101	FV	227,100	0	2,962.	356,200	583,300	583,300	Year End Roll	1/3/2019
2018	101	FV	227,100	0	2,962.	300,200	527,300	527,300	Year End Roll	12/20/2017
2017	101	FV	227,100	0	2,962.	274,800	501,900	501,900	Year End Roll	1/3/2017
2016	101	FV	227,100	0	2,962.	234,100	461,200	461,200	Year End	1/4/2016
2015	101	FV	221,200	0	2,962.	203,500	424,700	424,700	Year End Roll	12/11/2014
2014	101	FV	221,200	0	2,962.	188,300	409,500	409,500	Year End Roll	12/16/2013
2013	101	FV	221,200	0	2,962.	179,100	400,300	400,300		12/13/2012

!13033!

PRINT

Date	Time
12/11/20	03:02:50

LAST REV

Date	Time
08/03/18	09:22:58

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13033

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAW KEITH/CHRIS	55362-553		9/13/2010		376,000	No	No		
LYNCH PATRICK S	33365-177		7/31/2001		310,000	No	No		
	21097-518		4/1/1991		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2001	440	Re-Roof	1,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	336	PATRIOT
10/15/2001	MLS	MM	Mary M
1/27/2000	Inspected	276	PATRIOT
12/20/1999	Measured	264	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111621
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2962		Sq. Ft.	Site		0	70.	1.72	7									356,202						356,200	

Total AC/HA: 0.06800 | Total SF/SM: 2962 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 356,202 | Spl Credit | Total: 356,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98010004
Adj $ / SQ:	178.623
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307595
Depreciation:	38142
Depreciated Total:	269453

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	1

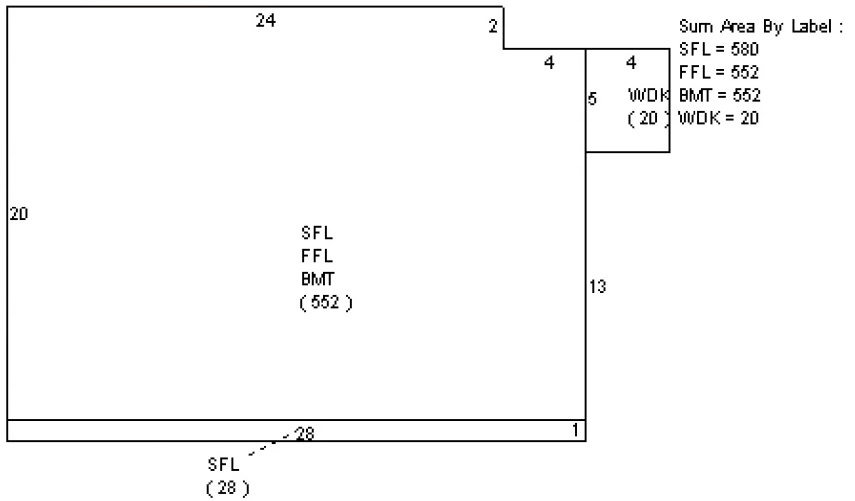
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.62
Special Features:	0	Val/Su Net:	158.16
Final Total:	269500	Val/Su SzAd	238.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	580	178.620	103,601
BMT	Basement	552	53.590	29,580
FFL	First Floor	552	178.620	98,600
WDK	Deck	20	15.680	314

Net Sketched Area:	1,704	Total:	232,095
Size Ad	1132	Gross Are	1704	FinArea	1132
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0008-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	